

SURGERY CENTER FOR SALE
NORTHPOINTE
**Corporate Center D 100-
101**

9242 W. UNION HILLS DRIVE

Peoria, AZ 85382

PRESENTED BY:

JONATHAN LEVY

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AZ #SA648012000

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,176,000
AVAILABLE SF:	2,240 SF
PRICE / SF:	\$525.00
YEAR BUILT:	2006
ZONING:	O-1
SUBMARKET:	Peoria
APN:	233-01-830

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PROPERTY OVERVIEW

SVN Desert Commercial Advisors is pleased to present for Sale a rare second-generation AAAHC accredited and ASC classified surgery center located in the highly desirable NORTHPOINTE Corporate Center in Peoria, AZ. In addition, the space is both OTC and CMS certified. Units D 100-101 consist of four pre and post-op rooms, one of which is oversized. There is an existing Amico O2 system in place that supplies the oxygen to all pre and post-op rooms in the suite. The suite features two 5-ton HVAC units that are relatively new. The space was completely built out in 2016 with high-end finishes.

LOCATION OVERVIEW

The subject property is located in the desirable NORTHPOINTE Corporate Center in Peoria, AZ. The six-building complex is situated West of the Northwest Corner of 91st Avenue and Union Hills Drive. The property is conveniently located in close proximity to the Loop 101 Freeway. The complex features a variety of operators in both the general office and medical office professions. There are nearly 245,000 residents located within a five-mile radius. Additionally, within a two-mile radius, the average household income is roughly \$81,000. There are numerous amenities in the immediate area. Two, in particular, are the Arrowhead Towne Center Mall and the P83 Entertainment District.

OFFERING HIGHLIGHTS



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PROPERTY HIGHLIGHTS

- Rare ±2,240 SF AAAHC Accredited Surgery Center for Sale in Highly Desirable Northwest Valley
- OTC and CMS Certified
- Features 4 Pre and Post Op Rooms (one oversized)
- Amico Oxygen System that Supplies O2 to all Pre and Post Op Rooms
- Two 5-ton HVAC Units
- Demographically Strong Location with P83 and Arrowhead Towne Center Mall in Close Proximity
- Close Proximity to Loop 101 Freeway

OPERATING EXPENSE INFO

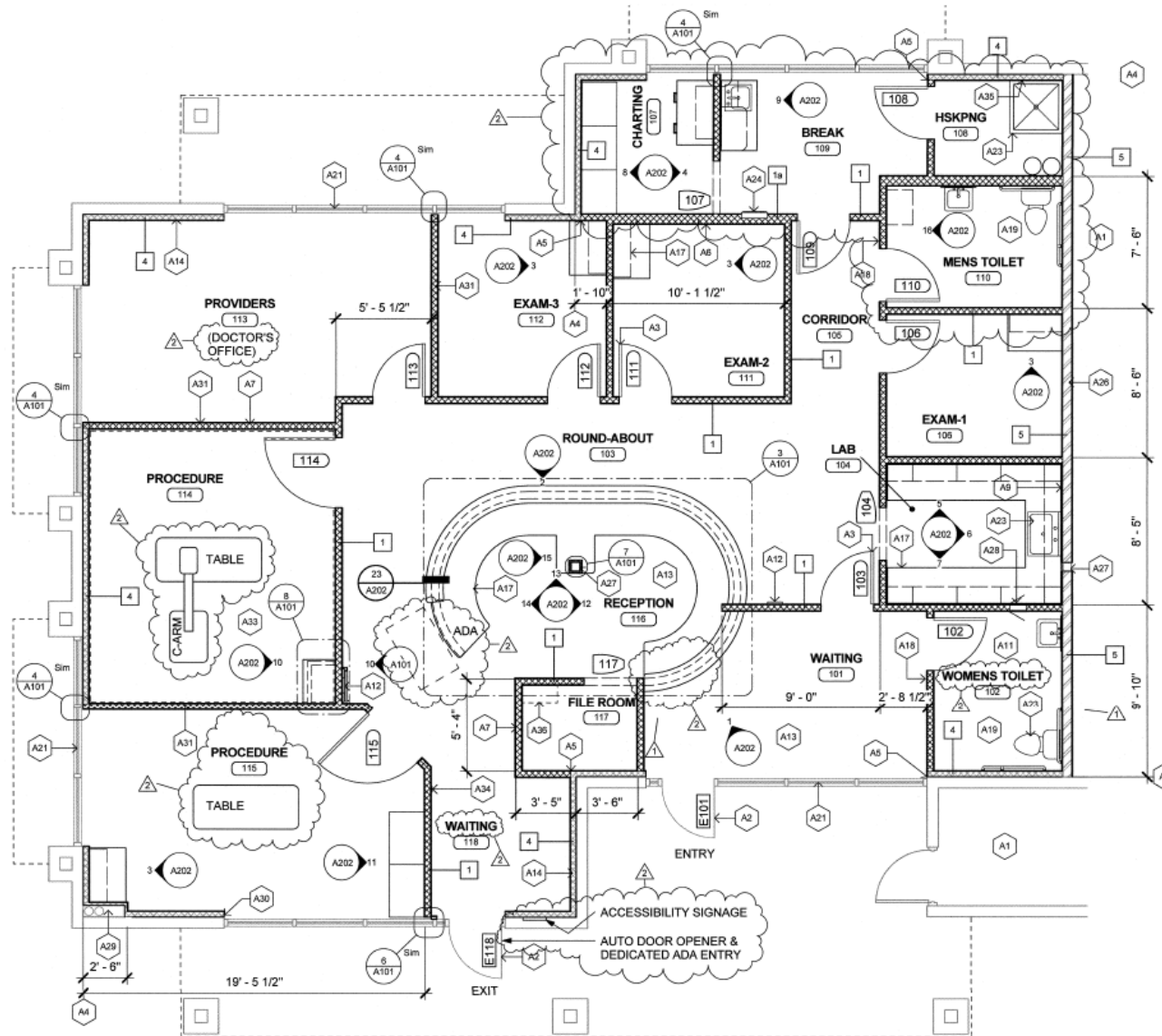
OPERATING EXPENSES

	ANNUAL	MONTHLY
PROPERTY TAXES (2022):	\$5,224.34	\$435.36
ESTIMATED 2023 ASSOCIATION DUES:	\$12,344.64	\$1,028.72
PER SQUARE FOOT TOTAL:	±\$7.84/YR	±\$0.65/MO



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FLOOR PLAN



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ADDITIONAL INTERIOR PHOTOS



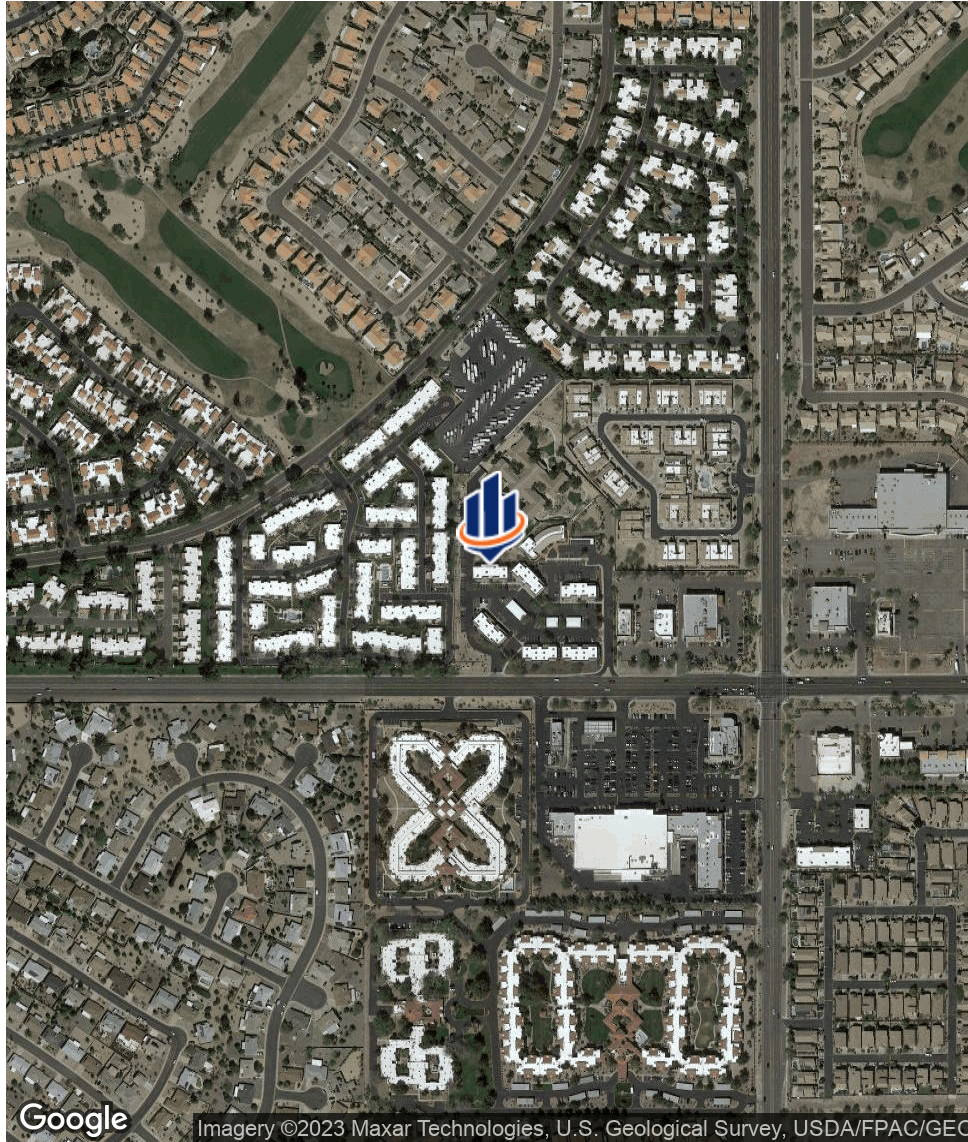
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LOCATION MAPS

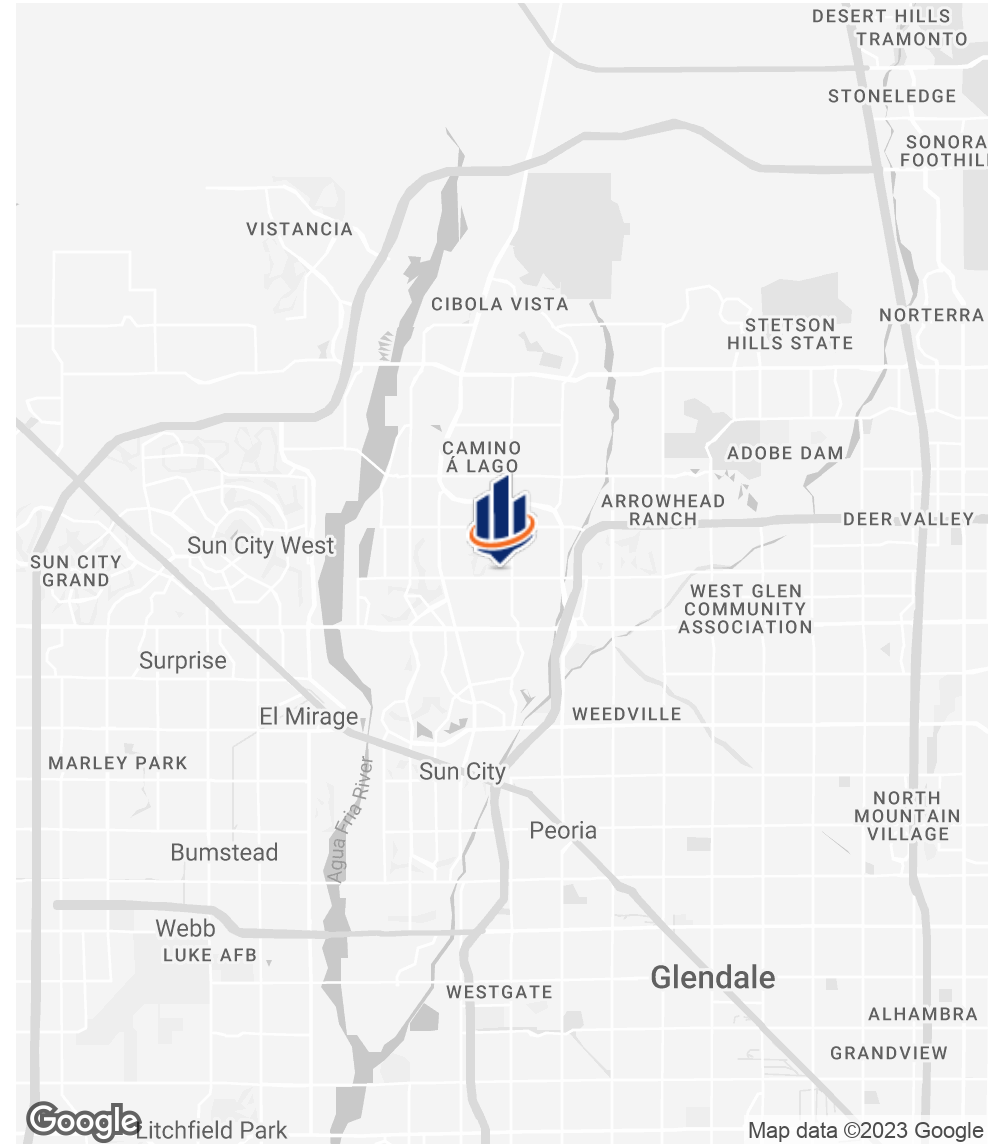


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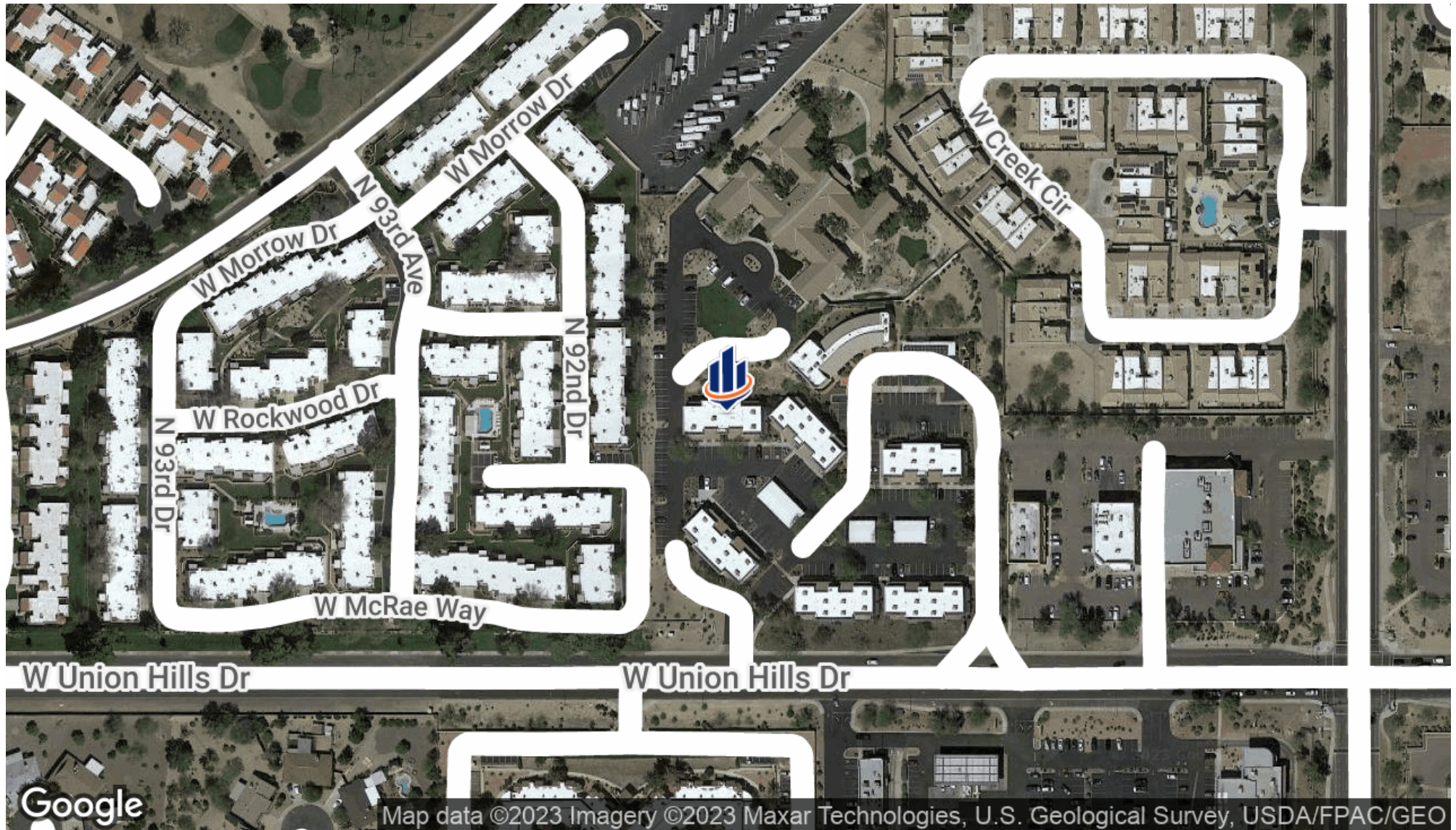
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AERIAL MAP



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AREA AMENITIES



Google

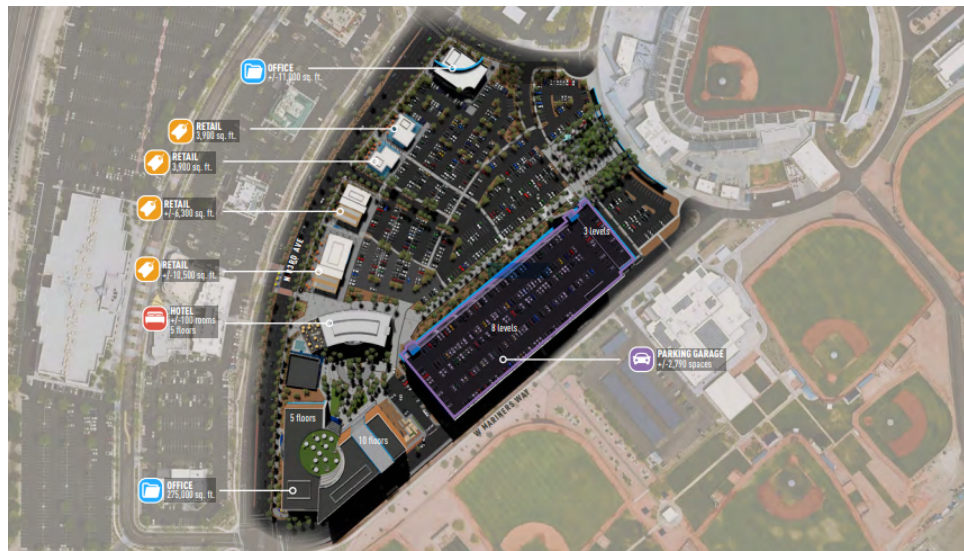
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Peoria has created a community with a very high quality of life, and as a result, retail and service offerings are very strong. The city has a thriving Entertainment District which is the most affluent and exciting 10-minute radius in the West Valley of the Phoenix metropolitan area. In that area, 29% of household incomes were over \$100,000 annually. The tremendous growth in the area over the last decade has fueled the need to expand retail services. Peoria has responded by targeting retail opportunities to meet the needs of residents and improve the community service offerings.

WALMART	7,360
BANNER HEALTH	7,140
AMERICAN EXPRESS	7,130
FRY'S FOOD STORES	6,280
AMAZON	4,840
HONORHEALTH	4,250
MAYO CLINIC	4,190
MCDONALD'S	3,530
WELLS FARGO	3,520
ABRAZO HEALTHCARE	3,300

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